

QUAIL RUN HOMEOWNERS ASSOCIATION
REGULAR BOARD MEETING
TUES. FEBRUARY 26, 2019
CLUB HOUSE
7:00 P M

Board Members Present:

Barbara Colven
Danuta Hall
Mary Koebrich
Cecelia Perry
Jan Swanson

Homeowners Present:

Kathy Tomlanovich
Carol Standefer
Bill Mallonee

Mary Koebrich called the meeting to order @ 7:00PM. The January 15, 2019 minutes were approved by a motion by Mary Koebrich and a second by Cecelia Perry. Passed 5.0.

Treasurer's Report:

As of January 31, 2019 the General Fund balance was \$71,367. As of January 31, 2019 the Reserve Fund balance was \$379,124.55

Architectural Committee (which is the Board of Directors)

The Board approved 467 Covey Lane for a satellite dish. The Board of Directors will be doing another walk through of Quail Run in March 2019, just to make sure all homeowners are abiding with the rules in their front areas and court yards. Date to be determined by Mary Koebrich.

Emergency Preparedness:

Kathy Tomlanovich brought the board up to speed on how the EP was put into action February 25th, 2019. There had been a very heavy snow fall, and they just wanted to make sure everyone was safe @ their homes, and didn't need for anything. It was a good test for a real emergency should one occur. There were some homeowners who even placed there OK sign in the window to say "We are just fine"!

Texting homeowners will be tried instead of e-mailing. Mainly because texting sends out some sort of signal versus e-mailing does not. We may be needing more walkie talkies to

be able to give each Court Captain. They worked very well as they were used on the snow day. Staying in communication was found to be very helpful. There was a very successful captain's meeting on January 15, 2019 hosted by Jon and Kathy Tomlanovich. There will be another meeting April 20, 2019 for mapping your neighborhood taking place @ the Club House. On May 18, 2019 will be another update meeting in the courtyards to bring everyone up to date on what to expect if an emergency (earthquake) occurs.

Landscaping:

Mary Koebrich has contacted our new insurance company to see if we might be covered from this week's snow storm. They will get back to her.

Mary Koebrich made a motion to approve the cleaning of the east & south soundwall areas for \$2,950.00. Danuta Hall made the 2nd. Passed 5.0 This has already been completed.

Carol Standefer (our landscaping chairperson) talked about what has to be done to fill in the front yards of those who chose to remove the grass. Timing on getting done will be decided once Jim McKay of Rexius is available. She will report back to the board once she has met with Jim. Bill Mallonee (Asst. Landscaping person) and Carol Standefer talked about damage along the East (I-5) @ the rear of townhomes sound walls.

Mary Koebrich will send out a blast to all homeowners asking them to report damage in their areas and court yard. She asked that the replies be sent to the office so Connie can then hand them off to Carol and Bill for their meetings with Rexius. Any damage reports should be sent by March 1, 2019.

Maintenance:

Mid-State Industrial Service have given us a price of \$2,000. to have all the catch basins @ Q R. This includes proper disposal of all material from the catch basins at Lane County Storm Water Vactor Dump. Mary Koebrich made a motion and Jan Swanson made the 2nd. Motion passed 5.0

We have a price for repairing pavers in all of the courts. The bid is for \$3,900. Interlocking Design. LLC will be starting the project as soon as we have some dryer weather. Mary Koebrich made the motion to have this done and approve the cost, and Barbara Colven made the 2nd. Passed 5.0.

The Board was handed a price list from various house washers. The end game is to see if we choose one they will agree to wash our homes for a reduced price if we have more than just 1 done @ a time. We decided to each take our lists and study the costs or even give each business a call and get more information. We will hopefully have additional data by the March 19, 2019 board meeting.

Mary Koebrich brought up the fact that we the board, need to be asking around to our fellow homeowners about serving on the board for the upcoming year of 2020. This is very important, as some of us would like to take a break from serving. We all agreed and some of us even had some names we will be calling on. As Mary reminded us, October (annual meeting) is coming very fast.

Mary passed out an Owner Information form that we think would be helpful to Ouail Run HO for keeping track of our owners and renters. Danuta Hall and Cecelia Perry will start looking this form over and make some suggestions @ the March 19, 2019 meeting.

Events:

Winter Social went very well. The new event Souper Sunday also has been attended. The last Souper Sunday is scheduled for March 17, 2019. The annual Wine Walk will be held May 17, 2019

Meeting Adjourned @ 8:30 P M

Minutes submitted by Jan Swanson Secretary